

THE HOUSING AUTHORITY  
OF THE CITY OF  
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting February 19, 2015 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

David Lahousse, Chairman  
Bernadette Rochefort, Vice Chairwoman  
Sally Anthony  
Roger Bouchard  
Janet Lemieux

Attorney Joseph J. Rodio, Sr.  
Attorney Joseph J. Rodio, Jr.  
Patrick Morganelli  
Stephen Vadnais  
Robert Moreau  
Christine O'Connor

Duncan Speel, Deputy Director - absent  
Charles Baldelli -absent  
Theresa Corbeille -absent

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2. Good and Welfare for the Audience – none
3. Good and Welfare for the Commissioners – none
4. The Chairman asked for a motion to accept the minutes for the regular meeting of January 15, 2015. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Bouchard  
Commissioner Lemieux – abstain

5. Chairman Lahousse asked for a motion to accept the bills paid for the month of January 2015. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Bouchard  
Commissioner Lemieux

6. Chairman Lahousse asked for a motion to accept the Communications and Interest of the Authority, A - G. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

Attorney Rodio explained that there have been two Human Rights claims filed against the WHA. One is by a denied applicant and the other by a former employee.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Bouchard  
Commissioner Lemieux

7. Chairman Lahousse asked for a motion to accept and place on file, for the purposes of discussion, the report of the Deputy Director.

Attorney Rodio noted that Deputy Speel, in his report, references the fact that he formed a committee to start the search for a Finance Director. The Attorney indicated that there was a miscommunication because the intent was for Stephen Vadnais to work with the new Executive Director, the Fee Accountants and accounting consultant Christopher Small to begin that search. Commissioner Lemieux asked about Chris Small's function at the WHA. The Chair explained that he provides periodic assistance to the Finance Department. Commissioner Anthony asked the status of the Data Clerk opening. Christine O'Connor said the position has been filled effective March 9, 2015. The Chair asked for a motion to acknowledge that the reference to the intended procedure for hiring the Finance Director in the Deputy's report is incorrect. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony. Roll call was unanimous. The Chair then asked for a motion to accept the Deputy's report, as referenced above. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Bouchard  
Commissioner Lemieux

8. Chairman Lahousse asked for a motion to receive and place on file, the reports of Direct Staff, Legal and Financial. A motion was made by Commissioner Anthony and seconded by the Chair.

Attorney Rodio noted that Deputy Speel assigned the Procurement Officer to oversee the Assisted Living project. The consensus from the Board members was that the Procurement Officer should have refused that assignment as it is not the job of the Procurement Officer. She accepted the assignment and states in her report that everything is fine, but the Assisted Living attorney reports that there are problems. Commissioner Lemieux made a motion to reject the Procurement Officer's report related to Assisted Living. The original motion is amended to reject the entire report of the Procurement Officer.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Bouchard  
Commissioner Lemieux

9. Report of Committees – none

Chairman Lahousse asked for a motion to accept the minutes for the regular meeting of December 18, 2014. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

The Chair explained that he could not vote to approve the December minutes at the January meeting as he was absent from the December meeting. His abstaining at the January meeting caused there not to be a quorum for that vote.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse - abstain  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Bouchard  
Commissioner Lemieux

10. New Business –

- A. The Chairman asked for a motion to review Stephen Vadnais’ contract as it relates to the hiring of a Finance Director. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Bouchard.

The terms and conditions are the same as under his contract for hiring the Executive Director. Stephen Vadnais will coordinate the search with the accounting consultant, the fee accountants and Christine O’Connor and have input from the new Executive Director. Commissioner Anthony asked if it would be the same process as the hiring of the Executive Director. No, the Board would not have to be involved with the interview process; Stephen Vadnais and the committee will do that.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Bouchard  
Commissioner Lemieux

- B. Chairman Lahousse asked for a motion for Executive Session to be convened pursuant to R.I. Gen. Laws §42-46-5(a)(1) regarding the interviewing and hiring of the Executive Director. The parties have been notified and given an opportunity to have the session heard in open session but chose Executive Session. The motion was made by Vice Chairwoman Rochefort and seconded by the Chairman.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Bouchard  
Commissioner Lemieux

- C. The Chairman asked for a motion to return to open session and seal minutes in accordance with R.I. Gen. Laws sec. 42-46-4 and 42-46-5. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Bouchard  
Commissioner Lemieux

- D. The Chairman asked for a motion to offer Patrick Morganelli an option to accept the Employment Agreement, the option expiring on February 26, 2015, which he can accept by signing and returning. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

There was no discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Bouchard  
Commissioner Lemieux

- E. The Chairman asked for a motion to give Patrick Morganelli access and authority before he begins getting paid and once he accepts the Employment Agreement. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

There was no discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Bouchard  
Commissioner Lemieux

- F. The Chairman asked for a motion to return to open session and seal minutes in accordance with R.I. Gen. Laws sec. 42-46-4 and 42-46-5. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

There was no discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Bouchard  
Commissioner Lemieux

G. Chairman Lahousse asked for a motion for Executive Session to be convened pursuant to R.I. Gen. Laws §42-46-5(a)(1) for discussion of job performance and personnel matters regarding the Deputy Director. The parties have been notified and given an opportunity to have the session heard in open session but chose Executive Session. The motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Bouchard  
Commissioner Lemieux

H. The Chairman asked for a motion to return to open session and seal minutes in accordance with R.I. Gen. Laws sec. 42-46-4 and 42-46-5. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Bouchard  
Commissioner Lemieux

I. The Chairman asked for a motion to offer Deputy Speel the option to keep his 2005 Ford Explorer upon his retirement subject to HUD approval. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Bouchard  
Commissioner Lemieux

- J. Chairman Lahousse asked for a motion for Executive Session to be convened pursuant to R.I. Gen. Laws §42-46-5(a)(1) for discussion of job performance and personnel matters regarding the Director of Security and the Director of Administration & Personnel. The parties have been notified and given an opportunity to have the session heard in open session but chose Executive Session. The motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Bouchard  
Commissioner Lemieux

- K. The Chairman asked for a motion to return to open session and seal minutes in accordance with R.I. Gen. Laws sec. 42-46-4 and 42-46-5. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Bouchard  
Commissioner Lemieux



- L. The Vice Chairwoman asked for a motion to approve the reorganization of the Woonsocket Housing Authority and adjust the salary of the Director of Security and Facilities and the Director of Administration and Personnel to \$80,000 per year. A motion was made by Commissioner Anthony and seconded by Commissioner Bouchard.

There was no discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse - recused

Vice Chairwoman Rochefort

Commissioner Anthony

Commissioner Bouchard

Commissioner Lemieux

#### 11. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Bouchard and seconded by Commissioner Anthony 7:10 p.m.

Roll call vote was unanimous.

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David Lahousse  
Chairman